

142.0

0009

0007.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
792,500 / 792,500
792,500 / 792,500
792,500 / 792,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		IROQUOIS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KACHANOV MARK	
Owner 2:	
Owner 3:	
Street 1: 47 IROQUOIS ROAD	
Street 2:	

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	N
Postal:	02476		Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1939, having primarily Vinyl Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6093		Sq. Ft.	Site		0	80.	0.99	9									482,234						482,200	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items			Land Value	Total Value							
101	6093.000	310,300				482,200	792,500							
Total Card	0.140	310,300				482,200	792,500			Entered Lot Size				
Total Parcel	0.140	310,300				482,200	792,500			Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:			461.83	/Parcel: 461.83			Land Unit Type:				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,300	0	6,093.	482,200	792,500		Year end	12/23/2021
2021	101	FV	310,300	0	6,093.	482,200	792,500		Year End Roll	12/10/2020
2020	101	FV	310,500	0	6,093.	482,200	792,700	792,700	Year End Roll	12/18/2019
2019	101	FV	249,400	0	6,093.	452,100	701,500	701,500	Year End Roll	1/3/2019
2018	101	FV	249,800	0	6,093.	373,700	623,500	623,500	Year End Roll	12/20/2017
2017	101	FV	249,800	0	6,093.	343,600	593,400	593,400	Year End Roll	1/3/2017
2016	101	FV	249,800	0	6,093.	313,500	563,300	563,300	Year End	1/4/2016
2015	101	FV	220,600	0	6,093.	307,400	528,000	528,000	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	17393-379		9/1/1986		193,000 No No Y Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2006	130	Re-Roof	16,700	C		G7	GR FY07	& VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	372	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____



